

2 Bedroom Semi-Detached for Sale - £275,000  
Farm Close, Stratford upon Avon, Warwickshire, CV37 0UF



## KEY FEATURES

- NO ONWARD CHAIN • 2 Double Bedrooms • Driveway for 4 Cars • Generous West-Facing Rear Garden • Cul-De-Sac Position • 5 Minute Walk to Train Station • Easy Access for A46

## Description

Tucked away in a quiet cul-de-sac, this well-positioned two-bedroom semi-detached home is offered for sale with NO ONWARD CHAIN. With generous driveway parking for up to four cars, a good-sized west-facing garden, and a location just a five-minute walk from the train station with easy access to the A46, it combines everyday convenience with a peaceful setting.

The accommodation is arranged in a straightforward and practical layout. A central hallway provides access to all of the ground floor rooms, including a useful downstairs WC. The kitchen sits at the front of the property, while to the rear, the lounge is a comfortable and inviting space, with doors opening out onto the garden, creating a natural connection between inside and out.

Upstairs, the sense of space continues with two generous double bedrooms, both offering plenty of room for a range of furniture. The bathroom is also located on this floor and serves both bedrooms.

Outside, the rear garden is a particularly appealing feature. Facing west, it enjoys the afternoon and evening sun and is mainly laid to lawn, complemented by a decked area ideal for seating or outdoor dining. The overall size provides plenty of scope for further planting or landscaping, if desired and there is also a useful garden shed.

To the front, the property is set back with a substantial driveway providing off-road parking for up to four vehicles, which is a rare and valuable feature for a home of this type.

Offered with no onward chain, this is a straightforward purchase, ideal for those looking to move quickly, all within easy reach of transport links and local amenities.

### Additional Information

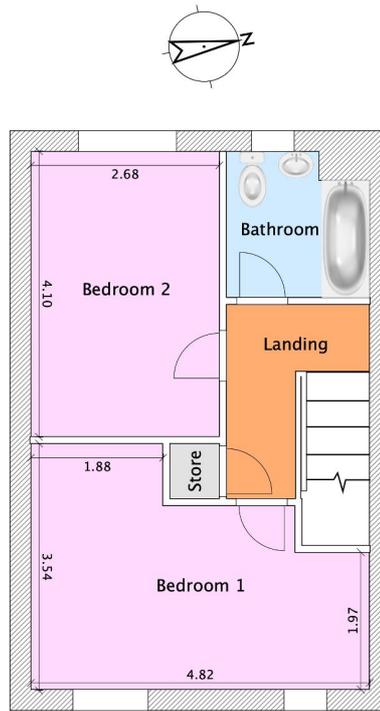
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there is an annual estate service charge of approximately £200 per year. Council Tax Band C with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







Indicative floor plans for illustration purposes only  
 Approximate Gross Internal Floor Area 776 ft<sup>2</sup> / 72 m<sup>2</sup>  
**GROUND FLOOR**



Indicative floor plans for illustration purposes only  
**FIRST FLOOR**